

IN RE: PETITION FOR ADMIN. VARIANCE	* BEFORE THE
N/S Meadow Road, 476' W of the	
c/l of Charles Street	* ZONING COMMISSIONER
(S Meadow Road)	
9th Election District	* OF BALTIMORE COUNTY
4th Councilmanic District	
	* Case No. 99-148-A
Andrew C. Goldstone, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Andrew C. and Monica F. Goldstone. The Petitioners seek relief from Section 1B01.2.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 23 feet in lieu of the required 40 feet for a proposed addition. The subject property and relief sought are more particularly described on the site plan submitted with the Petition and marked into evidence as Petitioner's Exhibit 1.

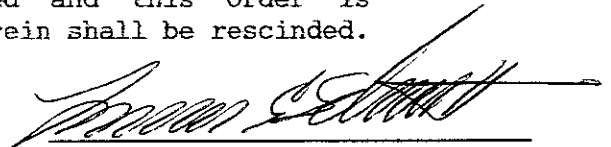
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

DEPT. OF PUBLIC WORKS
 DATE 11/13/98
 BY [Signature]

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of November, 1998 that the Petition for Administrative Variance seeking relief from Section 1B01.2.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a rear yard setback of 23 feet in lieu of the required 40 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 11/13/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

November 13, 1998

Mr. & Mrs. Andrew C. Goldstone
8 Meadow Road
Baltimore, Maryland 21212

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Meadow Road, 476' W of the c/l of Charles Street
(8 Meadow Road)
9th Election District - 4th Councilmanic District
Andrew C. Goldstone, et ux - Petitioners
Case No. 99-148-A

Dear Mr. & Mrs. Goldstone:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8 MEADOW RD.

which is presently zoned DR-2

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1801.2.3.C1; BCZR TO

PERMIT A REAR YARD SETBACK OF 23ft. FOR A FAMILY ROOM IN
LIEU OF THE REQUIRED 40ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

WITH A GROWING FAMILY, WE FIND IT NECESSARY TO ENLARGE OUR
KITCHEN/FAMILY ROOM AREA. (REAR OF EXISTING STRUCTURE). CURRENTLY
THERE IS A 40 FT. REAR YARD SET BACK. WE NEED TO ENCROACH
17 FT. INTO THE REAR SET BACK.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

ANDREW C. GOLDSTONE
(Type or Print Name)

Signature

MONICA F. GOLDSTONE
(Type or Print Name)

Signature

8 MEADOW ROAD
Address

410-377-2486 (H)
Phone No 410-821-5151 (H)

BALTIMORE MD 21212
City State Zipcode

Name Address and phone number of representative to be contacted

SAME
Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County this ___ day of ___ 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: AM

DATE: 10-8-98

ESTIMATED POSTING DATE: 10-25-98



Printed with Soybean Ink
on Recycled Paper

ITEM #: 148

99-148-A

ORDER RECEIVED FOR FILING

DATE: 11/3/98

BY: [Signature]

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 8 MEADOW RD.
address

BALTIMORE MD 21212
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

WITH OUR FAMILY GROWING, WE FIND IT NECESSARY TO ENLARGE
OUR CURRENT KITCHEN/FAMILY ROOM AREA - (REAR OF EXISTING HOUSE).
THERE IS CURRENTLY A 40 FT. REAR YARD SET BACK. WE NEED TO
ENCROACH ON THIS SET BACK BY 12 FEET.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Andrew C. Goldstone
(signature)
ANDREW C. GOLDSTONE
(type or print name)



Monica F. Goldstone
(signature)
MONICA F. GOLDSTONE
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of Oct., 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Andrew & Monica Goldstone

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

10/16/98
date

Patricia D. Shearer
NOTARY PUBLIC

My Commission Expires

10/1/02

ORDER RECEIVED FOR FILING

Date

By



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

8 MEADOW RD.

which is presently zoned DR-2

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

WITH A GROWING FAMILY, WE FIND IT NECESSARY TO ENLARGE OUR KITCHEN/FAMILY ROOM AREA. (REAR OF EXISTING STRUCTURE). CURRENTLY THERE IS A 40 FT. REAR YARD SET BACK. WE NEED TO ENCROACH ~~17~~ 17 FT. INTO THE REAR SET BACK.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

8 MEADOW ROAD

410-377-2486 (H)

Address

Phone No 410-821-5151 (W)

BALTIMORE

MD

21212

City

State

Zipcode

Name, Address and phone number of representative to be contacted

SAME

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered, by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY:

DATE:

ESTIMATED POSTING DATE:



Printed with Soybean Ink
on Recycled Paper

ITEM #: _____

ZONING DESCRIPTION FOR 8 MEADOW ROAD

BEGINNING AT A POINT ON THE NORTH SIDE OF
MEADOW ROAD WHICH IS 14 FEET WIDE AT THE DISTANCE
OF 476 FEET WEST OF THE CENTERLINE OF THE NEAREST
IMPROVED INTERSECTING STREET, CHARLES WHICH IS 50 FEET
WIDE, BEING LOT #41 IN THE SUBDIVISION OF
HURSTLEIGH AS RECORDED IN BALTIMORE COUNTY
PLAT BOOK # 12, FOLIO # 5, CONTAINING 1.25 +/- ACRES
(54,450 SQUARE FEET), ALSO KNOWN AS 8 MEADOW ROAD
AND LOCATED IN THE 9TH ELECTION DISTRICT
4TH COUNCILMANIC DISTRICT.

(48

99-148-A

A-841-PP

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

148

No. 059262

DATE 10-28-98 ACCOUNT Food - 6150

AMOUNT \$ 50.00

RECEIVED FROM: Antebellum S. Mendenhall
(S.M.) Ant. Mendenhall

FOR:

PAID RECEIPT

10/28/98 10/28/98 15:19:45
RECEIPT # 061804
CR NO. 059262

50.00 CHECK
Baltimore County, Maryland

99-148-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case # 99-148-A
Petitioner/Developer:
(Andrew Goldstone)
Date of ~~Hearing~~/Closing:
(Nov. 9, 1998)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at _____

8 Meadow Road Baltimore, Maryland 21212 _____

The sign(s) were posted on _____ Oct. 24, 1998 _____
(Month, Day, Year)

Sincerely,

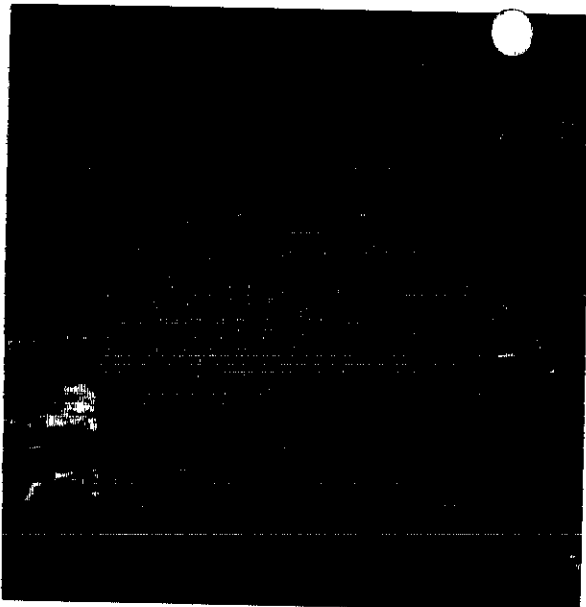

(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.

325 Nicholson Road

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 99- 148 -A Address 8 MEADOW RD.Contact Person: J. McPERRY Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 10-8-98 Posting Date: 10-25-98 Closing Date: 11-2-98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMATCase Number 99- 148 -A Address 8 MEADOW RD.Petitioner's Name ANDREW GOLDSSTONE Telephone _____Posting Date: 10-25-98 Closing Date: 11-2-98Wording for Sign: A VARIANCE
To Permit A REAR YARD SETBACK OF 23ft. FOR A
FAMILY Room IN LIEU OF THE REQUIRED 40ft.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 148

Petitioner: ANDREW C. GOLDSTONE

Location: 8 MEADOW ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: ANDREW C. GOLDSTONE

ADDRESS: 8 MEADOW RD

BALTIMORE, MD 21212

PHONE NUMBER: 410-377-2486 (H)
410-821-5151 (W)

AJ:ggs

(Revised 09/24/96)


99.148-A

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: October 28, 1998

FROM:  Robert W. Bowling, Chief
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for October 26, 1998
Item Nos. 142, 143, 144, 145, 146,
147, 148, 149, 150, 151, 152, & 160

The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

October 29, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCTOBER 19, 1998

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

143, 144, 145, 147, 148, 149, AND 150

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 897-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: October 25, 1999

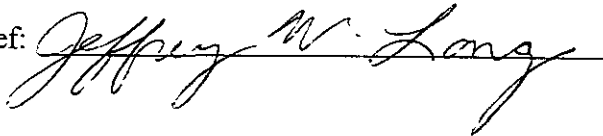
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):
Item No(s): 148 and 150

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

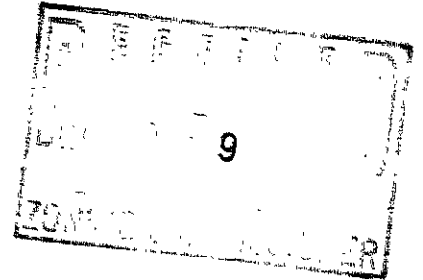
Section Chief:

A handwritten signature in cursive script, reading "Jeffrey W. Long", written over a horizontal line.

AFK/JL

Adm. Variance

November 9, 1998



Office of Zoning Commissioner
County Courts Building, Suite #405
401 Bosley Avenue
Towson, MD 21204

Re: Case Number 99-148-A

Dear Sirs,

The undersigned are neighbors residing at 6 and 8 Meadow Road. The Goldstones (8 Meadow Road) wish to add a one story addition to their home, which will extend 17 feet into the required 40 foot rear yard setback from our common property line. In order to do this, they have requested a zoning variance, 99-148-A, which is currently being reviewed.

The Caplans (6 Meadow Road) wish to construct a one story unattached pool house. The house will not extend into the required 2½ foot side yard setback and will most probably sit approximately 10 feet from the property line. The County zoning office has informally advised that no variance to the zoning regulations is required and that the Caplans may build this pool house as a matter of right, subject to obtaining a building permit.

Both parties agree that they will support each others' construction requests regardless of whether zoning variances were required. Please be aware that they are the ones who will each be most impacted by the others' construction. If you have any questions, please do not hesitate to contact us at the numbers below. Thank you for your consideration.

Agreed:

Mark M. Caplan
6 Meadow Road
Baltimore, MD 21212
(410) 377-9047

Agreed:

Andrew Goldstone, M.D.
8 Meadow Road
Baltimore, MD 21212
(410) 821-5151

Linda Caplan
Monica Goldstone

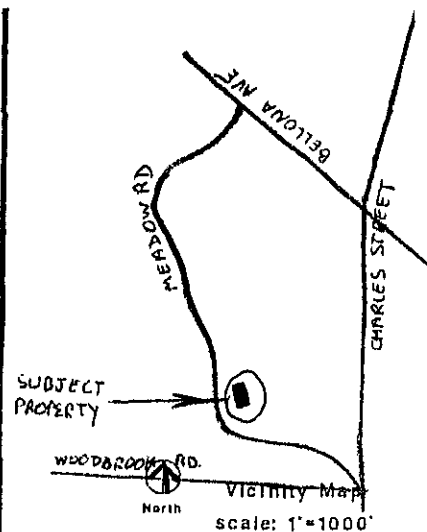
Plat to accompany Petition for Zoning ☒ Variance

PROPERTY ADDRESS: 8 MEADOW ROAD

Subdivision name: HURSTLEIGH

plat book# 12, folio# 5, lot# 41, section#

OWNER: ANDREW & MONICA GOLDSTONE



LOCATION INFORMATICS

Election District: 9

Councilmanic District: 4

1"=200' scale map#: NW, 8-A

Zoning: DR-2

Lot size: $\frac{1.25}{\text{acreage}}$ $\frac{54,450}{\text{square feet}}$

SEWER: ☒ public ☐ private

WATER : ☒ ☐

Chesapeake Bay Critical Area: ☐ ☒

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

Qum 148

LOT
49

MARK+LINDA
CAPLAN


EXISTING
DWELLING

No. 6

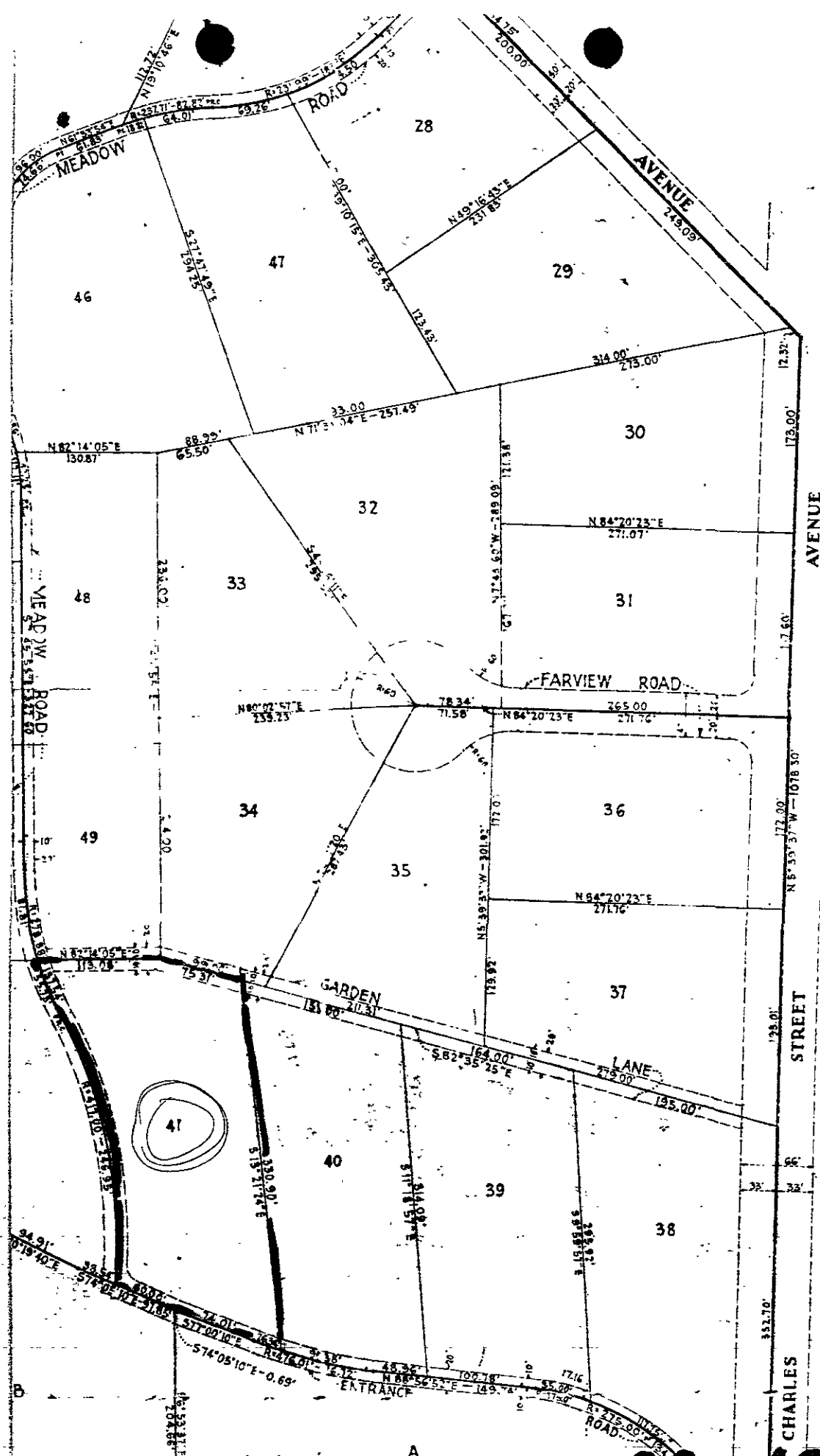
FRONT

天

TO 6300
CHARLES
STREET


 NEIL & SARA
 MEYERHOFF
 DATE: 10/4/98
 SCALE OF DRAWING: 1" = 50 FT

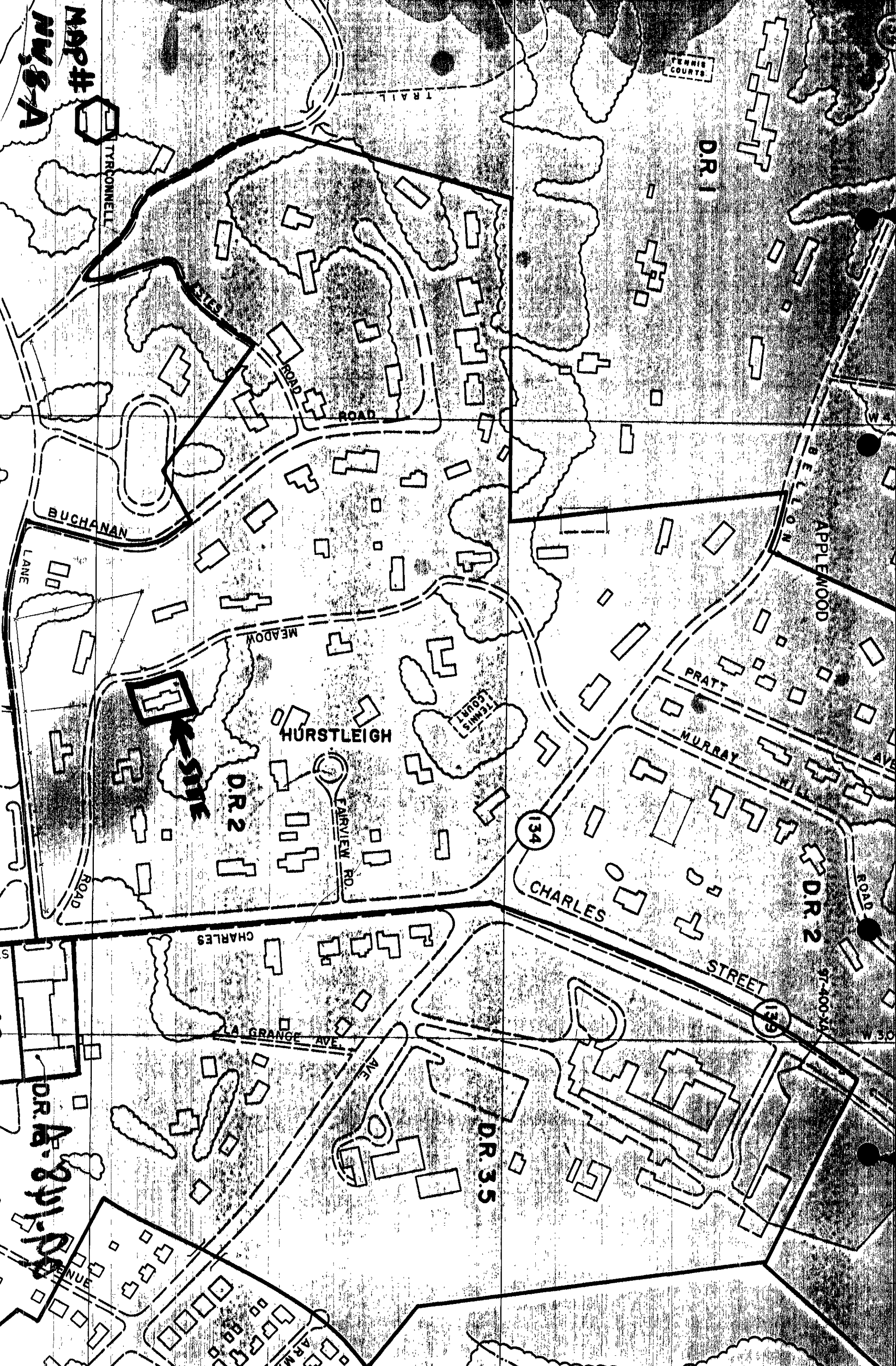
dd-178-4



271

99-148-A

MAP #
NW 8-A



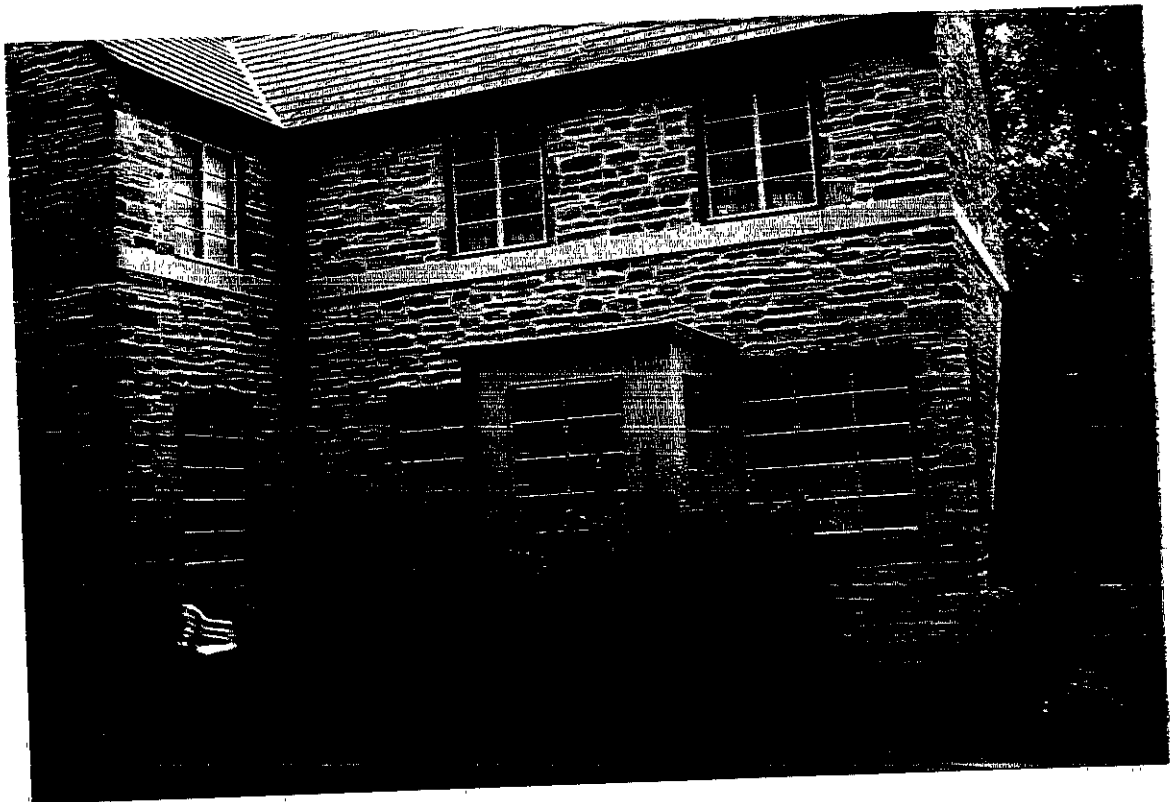
DR. A-841-00

WHA# A-214

A-871-66

148

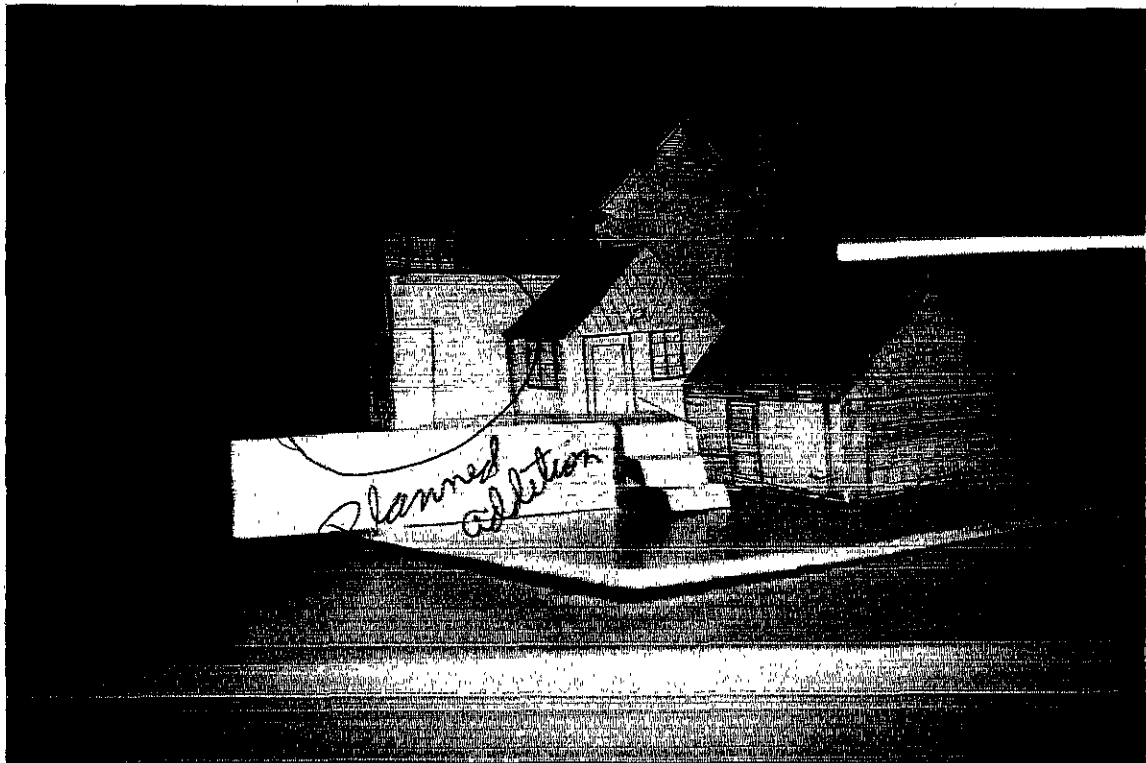




99-148-A



99-148-A



89-148-A



99-148-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SHEET

LOCATION

SCALE

1" = 200'

N.W.

8-A

RODGERS FORGE

DATE
OF
PHOTOGRAPHY
JANUARY
1986